



**Belmont Road, Erith**  
**Offers Over £475,000 Freehold**



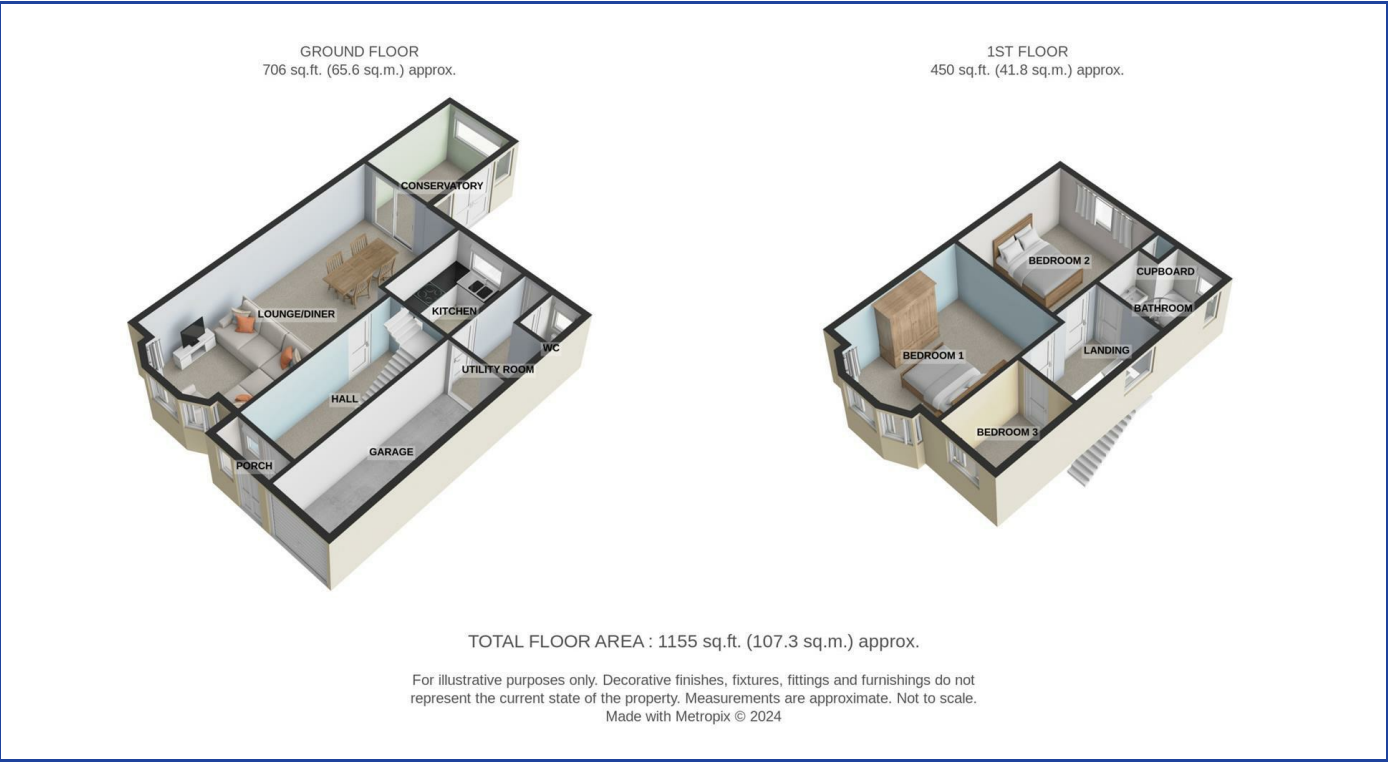


Located on the borders of Bexleyheath & Erith is this lovely 1930's three bedroom semi detached family house with conservatory, garage to side and off street parking to the front plus a lovely 70' approx rear garden with large sun patio & decked area to the rear. The property is very well presented throughout and nicely decorated in neutral colours. Benefits include a ground floor W.C.. large first floor family bathroom with a bath and shower cubicle, fitted wardrobes in the main bedroom. We understand the gas boiler has just been installed in May 2024. Belmont Primary School can be found just along the Road. Barnehurst, Bexleyheath & Abbey Wood train stations are all easily reached. Your inspection is highly recommended.

FREEHOLD | AWAITING EPC | COUNCIL TAX BAND: BEXLEY D







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.





entrance hall 15'0 x 6'0 (4.57m x 1.83m)

lounge & dining room 26'0 inc bay x 11'9 max (7.92m inc bay x 3.58m max)

kitchen 8'6 x 6'9 (2.59m x 2.06m)

conservatory 10'8 x 7'3 (3.25m x 2.21m)

utility area 9'1 x 6'1 max (2.77m x 1.85m max)

ground floor W.C

landing

bedroom one 14'2 inc bay x 11'6 (4.32m inc bay x 3.51m)

bedroom two 12'0 x 11'0 (3.66m x 3.35m)

bedroom three 8'0 x 6'1 (2.44m x 1.85m)

bathroom 7'9 x 7'2 (2.36m x 2.18m)

rear garden 70' approx (21.34m approx)

garage to side 18'0 x 6'8 (5.49m x 2.03m)

off street parking to front

